



## Description

Exceptional 600m<sup>2</sup> Commercial Premises in Prime Lower Calahonda Location

An outstanding opportunity to acquire a vast commercial space in one of Lower Calahonda's most strategic and sought-after locations. Boasting approximately 600m<sup>2</sup> of built area and an impressive 40m+ of street-facing facade, this property enjoys maximum visibility and foot traffic, nestled beneath a well-known residential building and within walking distance to all major amenities.

Just three minutes from popular shopping centers and offering ample public parking nearby, this location ensures convenience for both clients and staff.

Currently divided into a restaurant area, a reception zone, and generous storage facilities, the layout provides flexibility for a wide range of business types.

Whether you're looking to reconfigure into multiple units, expand an existing operation, or create a brand-new concept, this space can adapt to meet a variety of commercial needs....













